

RE:	GRAYHAWK COMMUNITY PARK Public Meeting #3
DATE:	October 19, 2006
LOCATION:	Grayhawk Boys & Girls Club Gymnasium

MEETING NOTES:

The following is our understanding of the items discussed:

1. Judy Weiss and Erin Walsh, City of Scottsdale, began the meeting with an overall summary of the Grayhawk Park project. This was the third public meeting for the Grayhawk Park project. The first meeting was back in March 2006 and the second meeting was September 19th, 2006. Since that time the Olsson Associates Design Team has evaluated the input and feedback from public meeting #2 and incorporated some of the comments into the site plan. The City has completed the Construction Manager @ Risk selection process and selected Valley Rain. The Olsson Associates plans are at the early stage of design and Valley Rain has started to develop a construction estimate based on this design level. The increased cost of construction materials is reality and the team will have to evaluate what we can and cannot build for phase 1. The approved Project Budget (design and construction) is \$4.9 million. The goal is to build a facility that the public will come to and be proud. The constraint will be with the cost of construction. Need to prioritize the park amenities.

Jeff Kratzke, Olsson Associates, began with an overview of the site boundaries and the opportunities and constraints for the Grayhawk site. A majority of the comments from the 2nd public meeting were in regards to parking and the layout of the dog park area. Since that second meeting the location of the dog park area and corresponding parking lot area have been flipped. This has maximized the dog park turf area and helped with centralizing the dog park parking lot with the ball field complex. The new location of the dog park parking lot still utilizes the existing median cut within Hayden Road for the driveway ingress/egress. The future community center allows for some options regarding parking lot area and number of spaces. The master plan does provide for a future additional entrance from Thompson Peak Parkway, just north of the future Community Center.

Parking demand has been calculated using existing and historical trip generation numbers. The total demand for the site at build out (including the Phase 2 Community Center) is 467. The master plan currently shows the following numbers...

Dog Parking Lot	232 spaces
Expansion to the Boys & Girls Club Parking Lot	56 spaces
Existing Boys & Girls Club	116 spaces
Future Community Center	64 spaces

Total proposed parking is 468. This does not include potential for expansion.

The playground area has been moved closer to the boys and girls club building and future community center building.

The pedestrian circulation is another area the design team has looked at during the layout of the master plan. There is an existing regional trails system along Thompson Peak Parkway with the drainage/pedestrian underpass. There is an existing

drainage/pedestrian underpass that will be part of the Hayden Road improvements project and future southern extension of the drainage channel.

The open turf area also reflects input from the second public meeting. The trees that were located in the open turf area have been reduced in density and moved to the perimeter and along the pathway.

Ken Fairchild, OA Electrical Engineer, presented more information pertaining to site lighting for the project, including sports field lighting. Ken explained that his electrical team uses specialized software to create a realistic 3D model that accurately shows the lighting lamp levels. The software uses the actual light fixture lighting levels to generate a realistic model. The model is able to give a line of sight or a point of view showing how the light levels will look. The model does not reflect some of the current site plan changes due to the time it takes to generate the lighting model. The presentation boards depict the proposed site and ball field four-plex sports lighting.

Judy discussed some of the next steps in the process:

Erin will compile a project newsletter that will be available online at the City of Scottsdale website. The amended master plan will be presented to City Council at 5 pm on November 15th, 2006. This is an open meeting and the public is welcome. After the Parks and Recreation Commission approval of the amended master plan, the Design Review Board process will be initiated. The master plan will include phase 2 and future construction.

The meeting was opened for questions.

a. How will the public be able to see the final master plan prior to the Parks & Recreation Commission meeting on Nov. 15, 2006. The project newsletter will provide the public with the Master Plan.

b. Based on the early design plans and cost estimate how is the budget tracking? Judy responded that the increasing construction costs are spreading the project budget thin and some amenities may have to be included in future phases.

c. What is the square footage and height of the maintenance building? It will be a relatively small building. The building will be one story and an eight-foot high perimeter wall will surround the building. The building will have an office that is approximately 1,000 sf with a large open area. The maintenance building will not be a high traffic facility.

d. Are the fields flexible for youth and adult baseball and softball? Will the infields be skinned and will the turf areas provide flexibility? The fields will be used for both youth baseball and adult and softball. The design and cost for materials will determine the type of infield dressing for the fields.

e. Will the turf in the dog park area be below the street grade? Jeff described how the site naturally drains to the southwest. Due to the cost of earthwork and the costs associated with drainage design, site grading will try and utilize the existing natural grades to the extent possible. With that said, there could be areas that will have some opportunities for some shaping and or buffering. The design team at this time has not fully looked at the earthwork and grading of the site. The goal is to obtain a balanced site between soil we have to cut and soil we have to fill.

f. Have any areas been identified for VE (value engineering)? Jeff spoke about the design process and how the CM@Risk method allows the designer to work with the contractor during design to determine the best and most affordable way to construct

certain items. The value engineering is a big part of the contractor at risk project because the contractor will be developing a cost model during the design which will turn into the price for which the contractor will build the project.

g. What areas could possibly be moved to phase II?

Judy identified the highest priority elements for the parks and recreation department for the Grayhawk park:

- a. lighted ball fields
- b. dog park area
- c. maintenance building

Unfortunately there are costs that are also associated with the park that are not viewed as amenities, but are needed for the project. Items such as parking lots, grading and drainage, infrastructure and utilities are all significant costs that have to be factored into the budget for this project.

Areas such as the hardcourts, playground and open turf area might have to be considered for phase II.

h. The next comment was preceded by a complement of how well the process for the design of this park has gone with the level of detail provided during the public meetings. The comment was in regards to how the master plan has shown the rectangular areas in the outfield of the baseball fields. Ideally this would be a good solution for the lack of lighted fields for multiple field sports such as soccer, lacrosse, rugby, and football. Unfortunately a shared use of lighted ball fields does not work due to the year round schedule of baseball. Field areas such as the CAP Basin Park are considered to be a class 'A' facility and require a cost to use the fields. A facility like the Grayhawk Park facility is a class 'B' and is available for the public use. The field sport users would like to see a compromise at the Grayhawk park and create three 200' x 300' rectangular field areas with lights while still having two baseball fields. The City of Scottsdale programming position is that the field sports have priority in the fall season, but this is not the case with baseball leagues going to fall ball. Getting involved during the design process creates a win/win for both sports. Since the land area resources for parks and lighted field areas are limited in the Grayhawk area this should be a shared class 'B' facility. Currently there are 212 soccer recreation leagues and 40 competitive leagues. Football and soccer seasons coincide as well as lacrosse and rugby.

Judy responded by echoing the concern regarding the need to re-evaluate the allocation of the limited number of fields. All the class 'B' facilities do not require a fee.

i. The last comment was in regards to the safety and accessibility access in the playground area. There was a parent of a special needs child and he spoke of a few playground areas that were not safe and did not provide access for handicapped children. Judy responded by stating that the park would have to be compliant in regards to both accessibility and playground safety.

k. All attendees were encouraged to review the Master Plan and lighting information presented on graphic boards at the entrance to the meeting. City staff and Consultant Design Team members would be available to answer any additional questions.